

Outing Park
(Janisheffski Apartment House)
70 Saratoga Street
Springfield
Hampden County
Massachusetts

HABS No. MA-1136-D

HABS
MASS,
7-SPRIF,
6D-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HISTORIC AMERICAN BUILDINGS SURVEY

OUTING PARK
(Janisheffski Apartment House)

HABS No. MA-1136-D

Location 70 Saratoga Street, Springfield, Hampden
County, Massachusetts

USGS Springfield South, Mass.-Conn. Quad-
rangle, Universal Transverse Mercator Coor-
dinates: 18.700200.4663100

Present Owner James H. and Aspacia K. Duffy
35 Burns Avenue
Thompsonville, CT

Present Occupant Residential rental tenants

Present Use Residential

Statement of
Significance As one of the first four apartment blocks
built during 1913 on Saratoga Street, this
structure marks the beginning of the "Outing
Park" development by Gagnier and Angers.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1913, building permit (source)
2. Architect: H. L. Sprague. Mr. Sprague was a prominent local architect who specialized in commercial buildings. However, he designed several of the buildings in the Hollywood area during the early stages of its development.
3. Original and subsequent owners: Description of the property; Beginning on the northerly side of Saratoga Street at the southeasterly corner of land now or formerly of Philip Morin, said point being one hundred three and 65/100 (103.65) feet westerly of an iron pin in the relocated northerly line of Saratoga Street, and running thence, EASTERLY on Saratoga Street, fifty (50) feet thence NORTHERLY at right angles with Saratoga Street eighty-five (85) feet to the Northerly line of a parcel of land known as "Outing Park," thence WESTERLY by said northerly line, fifty (50) feet to the northeasterly corner of land conveyed to said Philip Morin; and thence SOUTHERLY along the said last named land eighty-five (85) feet to the place of

beginning. References to the Chain of Title to the land upon which the structure stands can be found in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA.

- 1913 Deed, September 6, 1913 recorded in Book 874 p. 223.
Christopher I. Gagnier and Pierre Angers to Andrew and Jennie Janisheffski.
- 1914 Deed, April 30, 1914 recorded in Book 892 p. 577.
Andrew Janisheffski to William J. Constant.
- 1916 Deed, March 31, 1916 recorded in Book 950 p. 543.
William J. Constant to Bertha M. Laurence.
- 1919 Deed, August 16, 1919 recorded in Book 1046 p. 554.
Bertha M. Laurence to Sam Smith.
- 1921 Deed, February 14, 1921 recorded in Book 1102 p. 299.
Ralph W. Crowell to Alphonse and Victoria Jais.
- 1923 Deed, April 18, 1923 recorded in Book 1172 p. 86.
Alphonse Jais to James and Louis Curto.
- 1930 Foreclosure Deed, September 6, 1930 recorded in Book 1410 p. 286.
James and Louis Curto to Springfield Five Cent Savings.
- 1930-1965 The property changed hands frequently without change to the structure.
Book 1462 p. 284, September 11, 1930.
Book 1598 p. 457, July 13, 1935.
Book 1644 p. 451, September 30, 1937.
Book 1705 p. 36, December 5, 1940.
Book 1719 p. 1, July 29, 1941.
Book 2519 p. 23, June 29, 1956.
Book 2856 p. 150, January 4, 1962.
Book 3133 p. 417, August 12, 1965.

4. Builder: Gagnier and Angers Corporation (please refer to narrative OUTING PARK HABS No. MA-1136) for information on the Gagnier and Angers Corporation.

5. Original Plans and construction: The Janisheffski Apartment House was constructed as a three-story brick residential apartment block for \$10,000. Two bowed bay windows flank a central entrance with a concrete cornice. Original plans are not available. The building took ten months to complete according to the Building permit. The structure is very similar to 60 and 78 Saratoga Street (HABS NO. MA-1136-C and E).
6. Alterations: In 1979, owner James Duffy made improvements to the interior of the building that cost \$31,000. Improvements included plumbing, electric and general.

B. Historical Context

The Janisheffski Apartment House was one of the first four apartment blocks built during 1913 at the beginning of the Outing Park development. The development, later known as "Hollywood" totaled forty-four blocks in all. The Janisheffski Apartment House was one of a handful of three-story buildings with the remaining apartment blocks being four stories. The apartment units were rented throughout the years by Springfield's working class. The building is surrounded by similar multi-family structures on all but the north side where single-family homes are sited. Janisheffski is the name of the first owner (source-deed).

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: The Janisheffski Apartment House is a typical example of an early twentieth century urban apartment block. The building has an even setback from Saratoga Street, is a similar style and has a similar expression of materials as the other Saratoga Street buildings.

B. Description of Exterior

1. Overall dimensions: The general shape of this three-story building is rectangular, measuring approximately 34 x 44 x 34 x 44. The front (south) facade has two bowed bay windows, and is five bays wide. The sidewalls are five bays wide. All but the front facade are simple planar brick walls (photos #1 and #2).

2. Foundation: Two feet thick-brick.
3. Walls: The front (south) facade is composed of glazed red brick. Single recessed rows of brick spaced about one foot apart give a strong horizontal emphasis to the facade. Beneath the cornice is a row of brick dentils with a short corbel table. A decorative geometrical panel of brick and concrete is situated above the central, third story window. Common brick was used for all the remaining walls and concrete was used for all window and door surrounds (photos #1 and #2).
4. Structural systems: Brick bearing walls with wood framing.
5. Porch: Gray painted wooden porch in good condition runs along the north wall. The structure is supported on concrete pylons and concrete blocks.
6. Chimneys: Two common brick chimneys are located at the southwest and northwest corners of the roof.
7. Openings:
 - a. Doorways: Main entrance (south facade) has a simple concrete cornice. The entryway is about four feet wide. A contemporary dark aluminum framed door and side light exists.
 - b. Windows: Wood sills and casings. Original wood windows have been replaced with anodized aluminum one over one double hung windows. Aluminum storm panels exist on the outside of each window.
8. Roof:
 - a. Shape and coverings: Pitched roof with gravel covering in good condition.
 - b. Cornice: Tin cornice with dentils and frieze.

C. Description of Interior

1. Floor Plans:

- a. Basement: The basement is full height with a cement floor. The space is used for storage.
 - b. First, Second and Third Floor: Each floor layout includes a front central stairwell with two apartment units, one on each side of the building. Each apartment has four rooms arranged in a linear fashion with a short hallway located along the party wall. The building has a total of six apartment units. (See enclosed floorplan-typical.)
2. Stairways: All three floors are served by a centrally located front stairway. Treads are wood covered with linoleum. A simple molded handrail, newel posts and plain wood balusters run the entire length of the staircase.
 3. Flooring: Hardwood oak strip covered with linoleum in fair shape.
 4. Wall and ceiling finish: Walls and ceilings are plaster and lath. Some walls are covered with paper (photo #3).
 5. Openings:
 - a. Doorways and doors: New interior doors are hollow core wood. No original doors exist.
 - b. Windows: Wood casings and trim exist on all windows. Some windows have deep wood sills.
 6. Decorative features and trim: Some "bullseye" door trim (seen in MA-1136-A photo #6) exist on some doorways.
 7. Mechanical Equipment:
 - a. Heating: The original heating system was by stoves which no longer exist. The present heat system is with oil.
 - b. Lighting: Modern fluorescent ceiling lights exist in most rooms.

D. Site

1. General setting and orientation: The Janisheffski Apartment House is sited ten feet from

the Saratoga Street line even with the facades of the other Saratoga Street buildings. The structure faces slightly southeast on a northwest-southeast axis. The surrounding topography is flat with the structure occupying most of the site.

PART III. SOURCES OF INFORMATION

- A. Architectural Drawings: "Plan of Outing Park" owned by Gagnier and Angers drawn by Steele Bros., C. E. February 1913, File #346 (photo #1 in Outing Park narrative) located in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA. Architectural floor plan drawn 1982 by Carl J. Warfield, AIA, 125 Dwight Street, Springfield, MA 01103.
- B. Bibliography
1. Primary and unpublished sources:
 - Deed Books - Hampden County Registry of Deeds, Springfield, MA.
 - Wills - Probate, Hampden County Court House, Springfield, MA.
 - Vertical File Collection - Genealogy/Local
Springfield City Directories 1917-1920 History Department
Springfield Atlases 1899, 1910, 1920 Springfield City Library, Springfield, MA.
 - Building Permit - Springfield Building Department, City Hall, Springfield, MA.
 2. Secondary and published sources:
 - Lonegran, Edmond P., South End Survey Project. Springfield Preservation Trust, Springfield, Massachusetts July 1983.
 - Massachusetts Historical Commission MHC Reconnaissance Survey Report. Boston, Massachusetts March 1982.
 - Springfield Planning Department Massachusetts South End Plan September 1979.
 - Springfield Planning Department The City Profile. Springfield, Massachusetts August 1983.

Springfield Planning Department South End Urban
Renewal Plan January 1982.

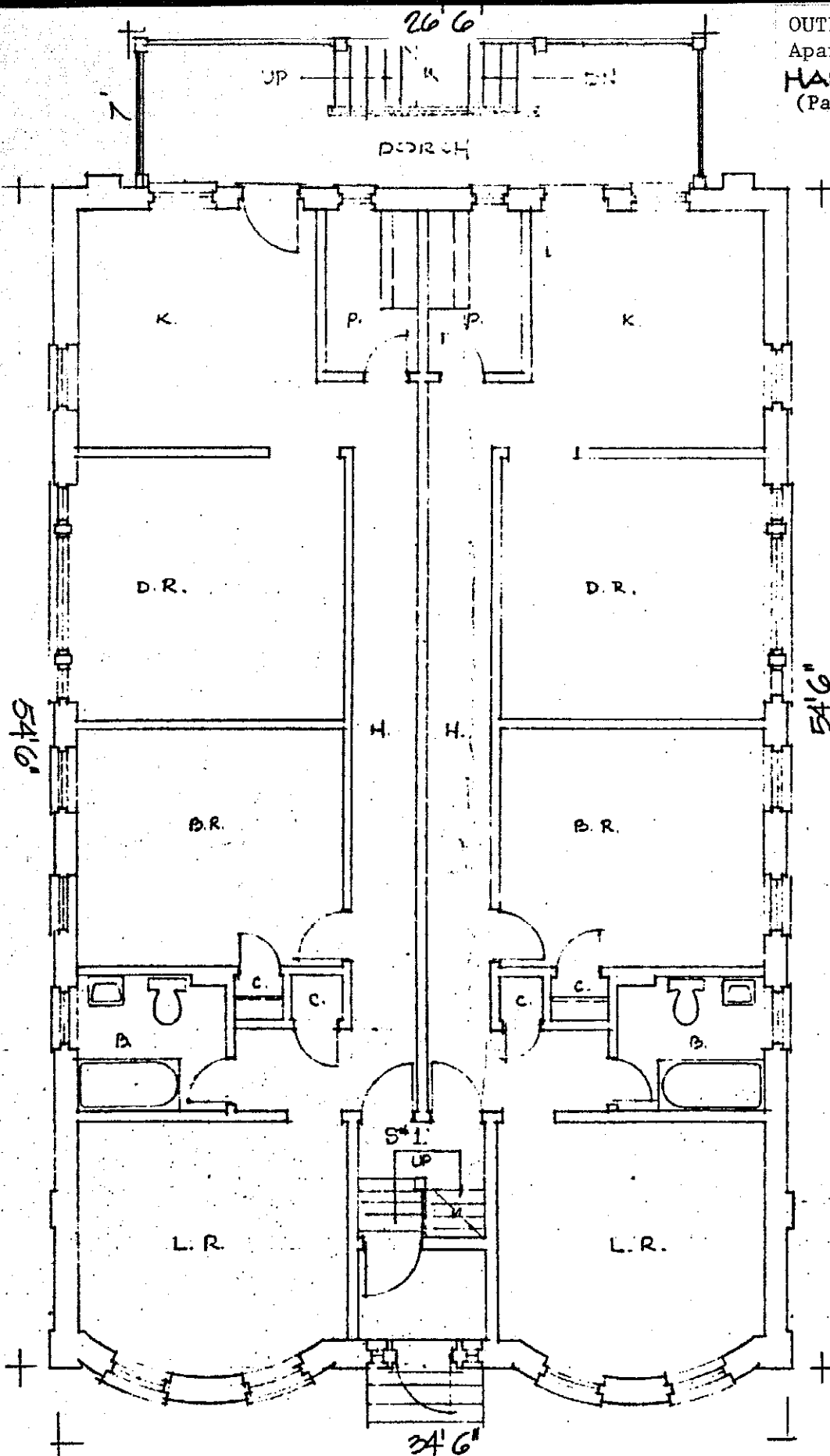
Springfield Preservation Trust Overview.

Weber, Margo, Little Hollywood Historical
District Preliminary Documentation 1983.

Massachusetts Historical Commission Form B -
Buildings.

PART IV. PROJECT INFORMATION

Please refer to narrative OUTING PARK HABS No. MA-1136 in
section on PROJECT INFORMATION. PART V



6-1 BEDROOM 3 STORY

TO SARATOGA STREET